



DEPT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION

-
9958 - NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES
2655 ENTERPRISE RD
RENO, NV 89512-1666
WASHOE COUNTY

SURVEY DATE: 03/05/2025

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The FCA PROGRAM, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).

The Property Portfolio Review is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.

INTRODUCTION

The Facility Insights report serves as the foundation of the Property Portfolio Review, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the Facility Condition Index (FCI, see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

i **Disclaimer:** Observations are limited to accessible areas and conditions present during the survey.

i **Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is classified as **POOR** derived from the average FCI of its buildings. Investment in HVAC, Fire Protection, ADA and miscellaneous renovations in the past have maintained the site and buildings in good order. Currently, the two duplex residences are vacant and have been vacant since 2022. It is likely these two buildings will be reoccupied in the future.

OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with good drainage and accessibility. Paved areas, including parking lots and walkways, are in good condition.
- **Findings:** Issues were identified that will require investment:
 - Electrical panel upgrade – original electrical panels recommended to be
 - Arc Fault & Breaker Coordination Study
 - Deteriorating sidewalk replacement
 - Carbon Monoxide detectors required

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Outdated.
- **Stormwater Drainage:** Efficient.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is compliant with current ADA and safety standards.
- **Fire Safety:** Adequate for the site. Fire alarm systems are in good operable condition. Fire suppression throughout.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces is in good condition and well maintained.

PROPERTY MAP, 2655 ENTERPRISE RD, RENO

SITE IS: **OWNED** **OCCUPIED** **3 BUILDINGS**

1466

1468

1467

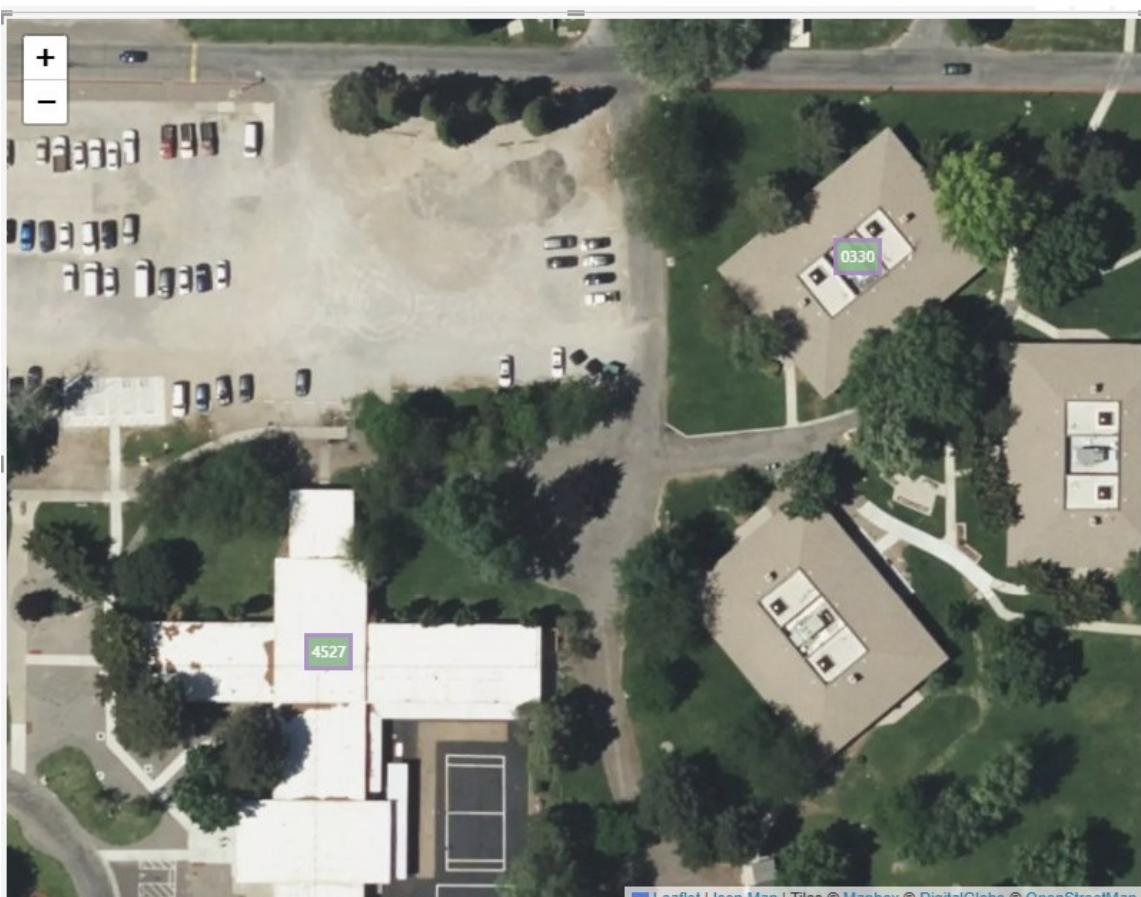
Leaflet | Icon Map | Tiles © Mapbox © DigitalGlobe © OpenStreetMap

B#	NAME	STATUS	RIGHTS
1466	ADMINISTRATION/CLASSROOM BUILDING	OCCUPIED	OWNED
1467	BEHAVIORAL SERVICES HOUSING UNIT A	OCCUPIED	OWNED
1468	BEHAVIORAL SERVICES HOUSING UNIT B	OCCUPIED	OWNED

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PROPERTY MAP, 480 GALLETTI WAY, SPARKS

SITE IS: **OWNED** **OCCUPIED** **2 BUILDINGS**



B#	NAME	STATUS	RIGHTS
0330	GROUP HOME - BUILDING #8A	OCCUPIED	OWNED
4527	BUILDING #8N	OCCUPIED	OWNED

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PROPERTY SNAPSHOT, NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES SITE

WASHOE COUNTY



CONSTRUCTED 1976



GENERAL



49 YEARS



OWNED
OCCUPIED



10.2 ACRES



ⓘ Select or drag fields to populate this visual



5 BUILDINGS



\$3,669,624

TOTAL BLDG PROJECT COST

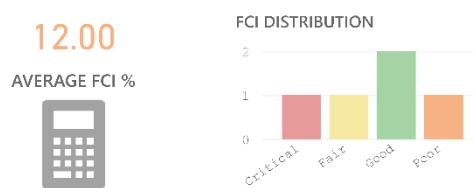
\$30,579,400

TOTAL BUILDING FRC



12.00

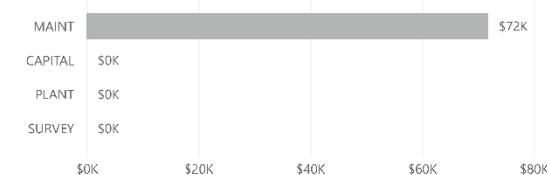
AVERAGE FCI %



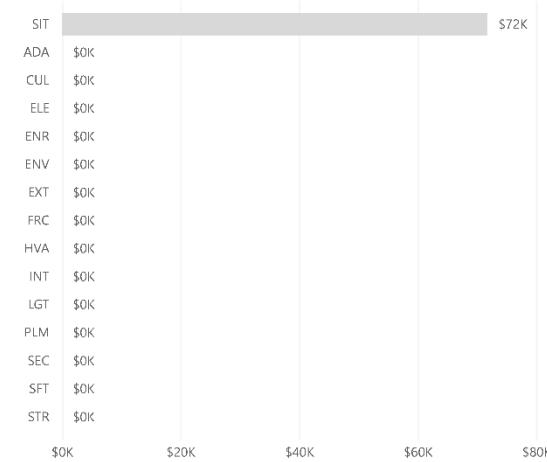
COST

PRIORITY 1	2	\$71,800
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	2	\$71,800

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



FACILITY DETAILS, GROUP HOME - BUILDING #8A

YEAR BUILT 1977
CONSTRUCTED 1977



HOSPITAL



48 YEARS



OWNED
OCCUPIED



FCI %

55.99

5,237 SF



GROUP HOME - BUILDING #8A has HVAC packaged units located at the center of the roof.

The interior features a duplex-style layout with bedrooms, bathrooms, living areas, kitchen and dining spaces, and a central administrative office. The building also includes two wood-burning masonry fireplaces.

NOTE: This building is leased by NNCAS and located on the NNAMEHS campus.

0330 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED – 100% MASONRY
SEISMIC: UNKNOWN

ROOF: HIP – 75% ASPHALT
SEISMIC: UNKNOWN

FLAT – 25% MEMBRANE
SEISMIC: UNKNOWN

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

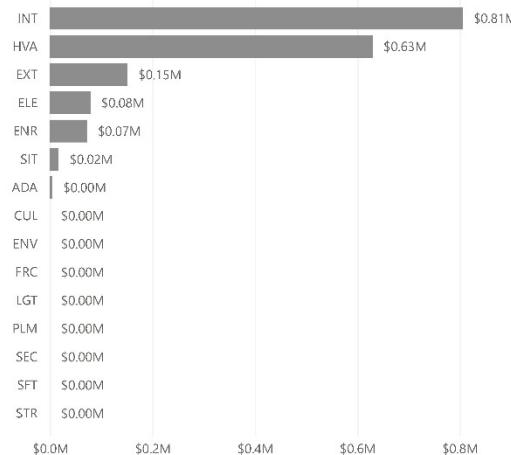
EXPOSURE: ENCLOSED

\$3,142,200

REPLACEMENT COST



PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: 1976

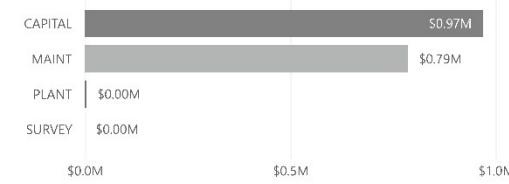
CONS TYPE: TYPE: V-A Wood Construction (Protected)

OCC: 100% - R-4

Group Care Facility, People >5, <16, Occupants under custodial care capable of self-preservation

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

	COST
PRIORITY 1	\$1,648,514
PRIORITY 2	\$28,800
PRIORITY 3	\$82,000
TOTAL	\$1,759,314

\$1,759,314

FACILITY DETAILS, ADMINISTRATION/CLASSROOM BUILDING

YEAR BUILT 1977
CONSTRUCTED 1976



AMBULATORY



49 YEARS



OWNED
OCCUPIED



17,210 SF



FCI %

10.72



The ADMINISTRATION/CLASSROOM BUILDING offers support for children with developmental, behavioral, and emotional needs. It includes administrative offices, classrooms, counseling rooms, and various ancillary service areas.



1466 - BUILDING COMPONENTS

FOUNDATION: PIER & BEAM – 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED – 100% CONCRETE
SEISMIC: UNKNOWN

ROOF: GABLE – 75% ASPHALT
SEISMIC: UNKNOWN

FLAT – 25% MEMBRANE
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% CONCRETE

FLRS: 2

BSMT: FULL – 100% N/A
SEISMIC: UNKNOWN

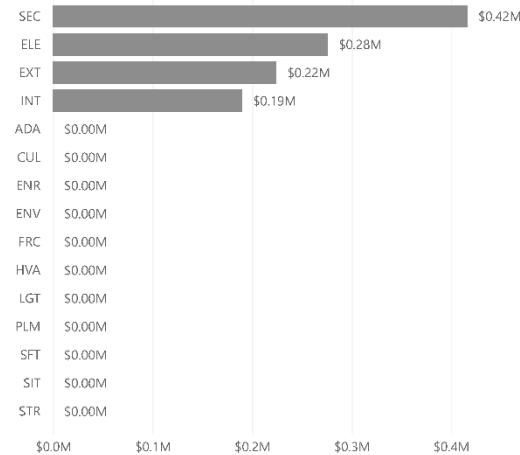
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$10,326,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: 1976

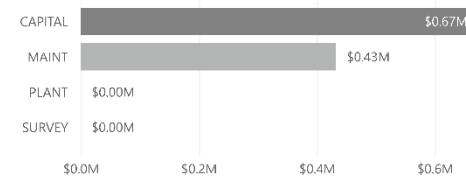
CONS TYPE: TYPE: V-A Wood Construction (Protected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

PRIORITY	ITEM	COST
PRIORITY 1	5	\$917,125
PRIORITY 2	1	\$30,000
PRIORITY 3	1	\$160,000
TOTAL	7	\$1,107,125

\$1,107,125

FACILITY DETAILS, BEHAVIORAL SERVICES HOUSING UNIT A

YEAR BUILT 1977
CONSTRUCTED 1976



HOSPITAL



49 YEARS



OWNED
OCCUPIED



4,000 SF



FCI %

3.85



The BEHAVIORAL SERVICES HOUSING UNIT A is a duplex that contains bedrooms, bathrooms, living areas, a kitchen and dining area and other ancillary areas.



1467 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED – 0% WOOD
SEISMIC: UNKNOWN

ROOF: GABLE – 100% ASPHALT
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% MASONRY

FLRS: 1

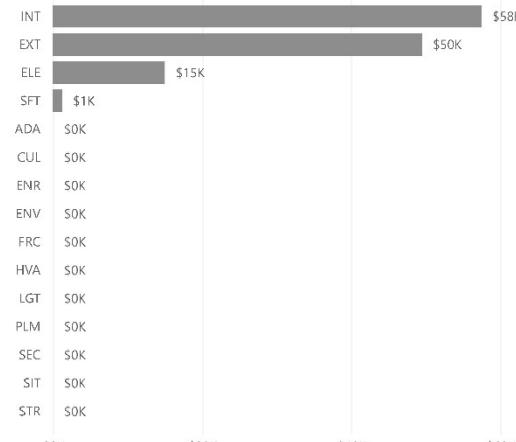
BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$3,200,000

REPLACEMENT COST



CODE YR: 1976

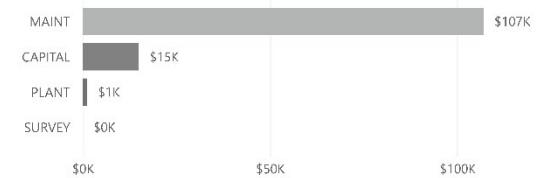
CONS TYPE: TYPE: V-A Wood Construction (Protected)

OCC: 100% - I-2

Nursing homes, mental hospitals

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

	COST
PRIORITY 1	4
PRIORITY 2	3
PRIORITY 3	0
TOTAL	\$123,200

\$123,200

FACILITY DETAILS, BEHAVIORAL SERVICES HOUSING UNIT B

YEAR BUILT 1977
CONSTRUCTED 1976



HOSPITAL



49 YEARS



OWNED
OCCUPIED



4,000 SF



FCI %



The BEHAVIORAL SERVICES HOUSING UNIT B is a duplex that contains bedrooms, bathrooms, living areas, a kitchen and dining area and other ancillary areas.



1468 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED – 100% WOOD
SEISMIC: UNKNOWN

ROOF: GABLE – 100% ASPHALT
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% MASONRY

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$3,200,000

REPLACEMENT COST

INT		\$58K
EXT		\$50K
ELE		\$15K
SFT		\$1K
ADA	50K	
CUL	50K	
ENR	50K	
ENV	50K	
FRC	50K	
HVA	50K	
LGT	50K	
PLM	50K	
SEC	50K	
SIT	50K	
STR	50K	

CODE COMPLIANCE SUMMARY

CODE YR: 1976

CONS TYPE: TYPE: V-A Wood Construction (Protected)

OCC: 100% - I-2

Nursing homes, mental hospitals

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

	COST
PRIORITY 1	4
PRIORITY 2	3
PRIORITY 3	0
TOTAL	\$123,200

\$123,200

FACILITY DETAILS, BUILDING #8N

YEAR BUILT 1958
CONSTRUCTED 1958



HOSPITAL



67 YEARS



OWNED
OCCUPIED



FCI %

5.20



BUILDING #8N houses the offices and program for the residences of #8A, teen residence.

NOTE: This building is leased by NNCAS and located on the NNAMHS campus.

4527 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: UNKNOWN

FRAME: SITE-ASSEMBLED – 100% MASONRY
SEISMIC: UNKNOWN

ROOF: HIP – 75% ASPHALT
SEISMIC: UNKNOWN

FLAT – 25% MEMBRANE
SEISMIC: UNKNOWN

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

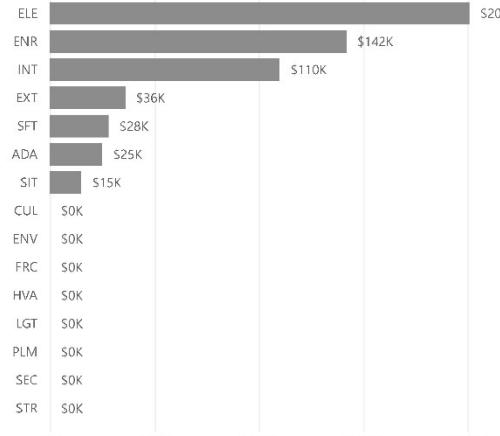
EXPOSURE: ENCLOSED

\$10,711,200

REPLACEMENT COST



PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

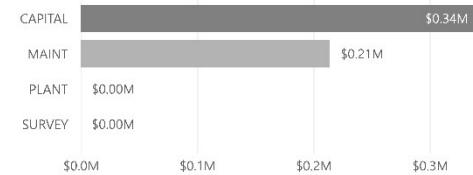
CONS TYPE: TYPE: III-A Combustible (Protected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



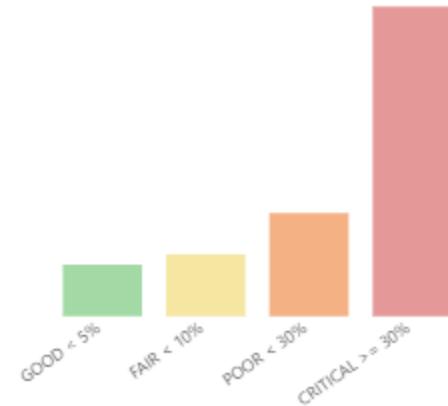
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	6	\$420,785
PRIORITY 2	0	\$0
PRIORITY 3	2	\$136,000
TOTAL	8	\$556,785

\$556,785

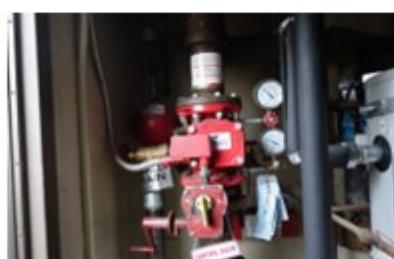
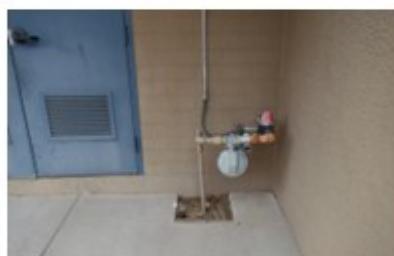
APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - 0.05: Indicates a facility is in good condition
 - 0.06 – 0.10: Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - 0.11 – 0.30: Indicates a facility is in poor condition
 - 0.30: Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)

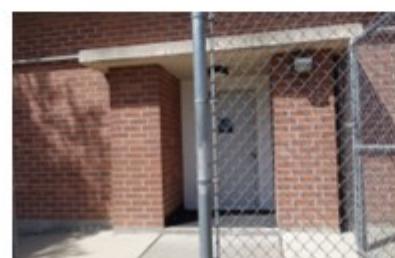


APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

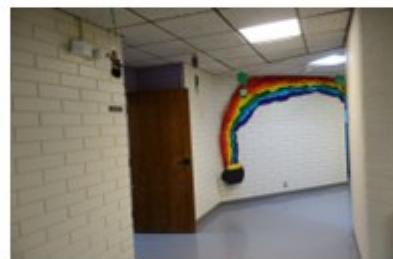
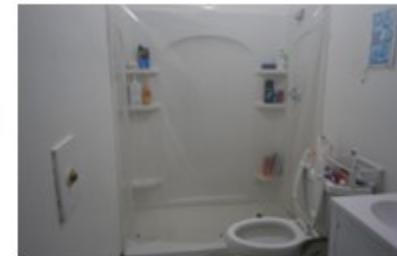
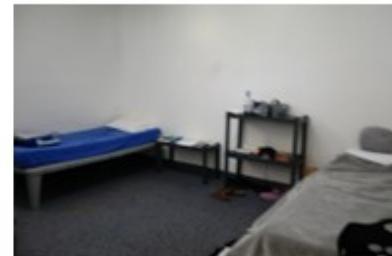
BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
HHS	DIRECTOR
HHS	ADMINISTRATIVE OFFICER 3
HHS	ADMINISTRATIVE OFFICER 2
HHS	FACILITY SUPERVISOR I

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

Construction Project Coordinator III

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YADHIRA PIMENTEL

Administrative Assistant IV

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APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	11/6/2025	Initial.